

Stapleton Court, Swanland, HU14 3RW

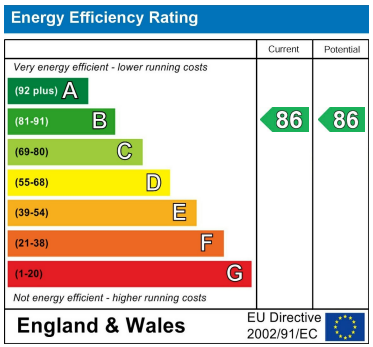
Offers Over £239,500

Philip Bannister
Estate & Letting Agents

Stapleton Court, Swanland, HU14 3RW

Key Features

- NO ONWARD CHAIN
- Impressive 1st Floor Apartment With Lift Access
- Generously Proportioned
- High Quality Fittings Throughout
- 2 Double Bedrooms With Walk-In Wardrobes
- 2 Luxurious Shower Rooms
- Fitted Kitchen With Applicances
- Open Plan Living With Balcony
- Allocated Parking WIthin Gated Courtyard
- EPC = B / Council Tax = D / Leasehold



NO CHAIN - Set within an exclusive over-55s development just off the prestigious Tranby Lane, this luxurious two-double-bedroom apartment enjoys an enviable position close to the heart of the village. Residents benefit from easy pedestrian access to the duck pond, local shops and the popular gastro pub, all while being tucked away within an impressive and beautifully maintained setting.

Located on the first floor with both lift and stair access, the apartment has been finished to an exceptional standard throughout. A welcoming entrance hall leads to a useful boiler cupboard and laundry room, while the generous open-plan living kitchen features high-quality integrated NEFF appliances and French doors opening to a private balcony. There are two excellent double bedrooms, each with a walk-in wardrobe, along with a luxurious en-suite to the principal bedroom and an additional contemporary shower room.

The development is surrounded by stunning landscaped gardens and offers a leafy outlook. The property includes an allocated parking space within a secure gated courtyard, with further visitor parking available. Additional benefits for residents include a video intercom entry system and access to a superb communal owners' lounge and kitchen. The property is offered for sale with no onward chain.











LOCATION
Stapleton Court is set in an enviably spot off Tranby Lane within the charming East Yorkshire village of Swanland. The village offers a good selection of local amenities and is conveniently close to the larger towns including Beverley and the city of Hull. The development also benefits from pedestrian access along Waller Grove leading directly to the village centre and its picturesque pond. Surrounded by open countryside, Swanland provides all the everyday essentials, including a convenience store, post office, chemist, and a welcoming public house.

ACCOMMODATION

COMMUNAL ENTRANCE
Entry to the development can be accessed via the main entrance reception, there is also a more conveniently placed entrance to the car park which is fob operated. This communal hallway allows access to the apartments via a staircase or a lift.

THE APARTMENT

ENTRANCE HALL
A spacious and welcoming hallway with access to the boiler room and laundry. There is a video intercom system connecting to the main reception door and access to the internal accommodation.

LAUNDRY ROOM
Accessed via double doors from the hallway, the laundry houses the Vent Axia air circulation system unit and washing machine, with sufficient space for drying clothes and storage.

KITCHEN/LIVING AREA
A fabulous open plan space with areas for a living room suite, dining table and cooking.

LIVING AREA
With ample space for a living and dining suite, there are floor to ceiling windows and double doors opening to a balcony.

KITCHEN
The kitchen is fitted with a comprehensive range of sleek high gloss wall and base units which are mounted with granite work surfaces and matching upstands. A recessed sink unit and moulded drainer sit beneath a window to the side elevation whilst integrated NEFF appliances include an electric oven, combination microwave, ceramic hob beneath an extractor hood, fridge freezer and a dishwasher. There is a breakfast bar and tiled flooring.

BEDROOM 1
A large principal bedroom with a window allowing natural light and access to a walk-in wardrobe with shelving, drawers and hanging rails.

EN-SUITE
A luxurious en-suite which is fitted with a three piece suite comprising a large shower enclosure with 'rainfall' head and handheld shower system, inset vanity wash basin and a concealed flush W.C.. There is half height tiling, a tiled floor, chrome heated towel rail and access to a useful storage cupboard.

BEDROOM 2
A second double bedroom with a window providing natural light and access to a walk-in wardrobe with shelving, drawers and hanging rails.

SHOWER ROOM
The well appointed shower room comprises a large shower enclosure with a thermostatic shower and 'rainfall' head, vanity unit with wash hand basin and concealed flush W.C.. There are half tiled walls, a tiled floor and a chrome heated towel rail.

COMMUNAL FACILITIES

OWNERS LOUNGE
The owners lounge is the vibrant hub of the development where friends and neighbours can enjoy spending time and socialising together. There are a range of chairs, sofas and a large dining table.

COMMUNAL KITCHEN
There is a communal kitchen positioned off the lounge where residents can make hot drinks and light snacks.

COMMUNAL GROUNDS
The property enjoys beautiful communal grounds with plenty of greenery and dedicated seating areas.

DESIGNATED PARKING
The property includes a designated parking space within the gated courtyard. There is also additional visitor parking.

GENERAL INFORMATION
SERVICES - Mains water, electricity and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of electric panel heating.
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.
SECURITY - The property has the benefit of an intercom system connecting to the main reception door.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire).
We would recommend a purchaser make their own









enquiries to verify this.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Leasehold with a 999 years from and including 1 June 2018.

SERVICE CHARGE & GROUND RENT

We understand there is an annual ground rent of £495.00 payable half yearly in advance.

We understand the Service Charge for 2025 is £3,508.68 per annum. The service charge includes items such as providing and maintaining the emergency call system, lifts, intruder alert and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.

The leasehold details including charges should be verified by your legal representitives.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100











Approximate total area(1)

1014 ft²

Balconies and terraces

70 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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